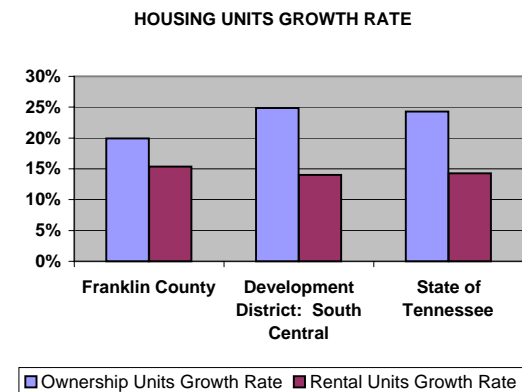
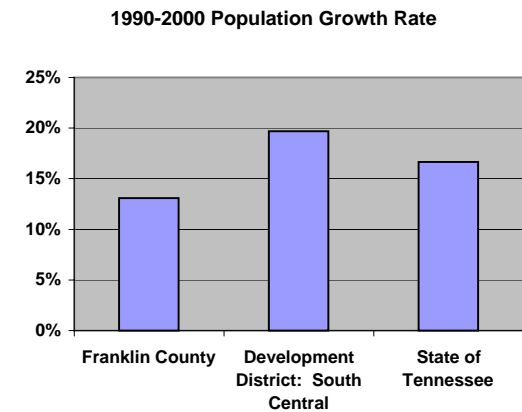


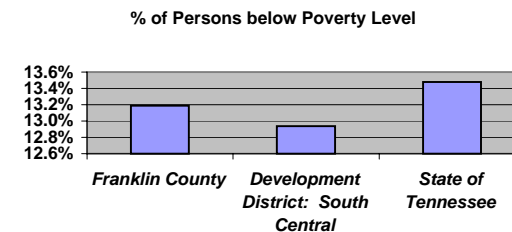
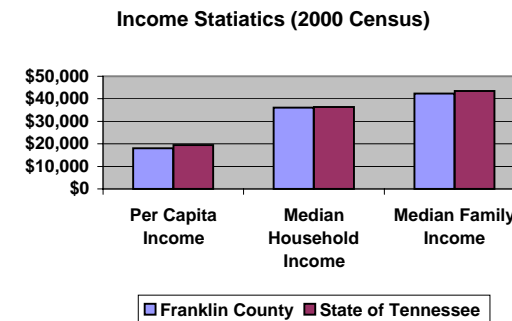
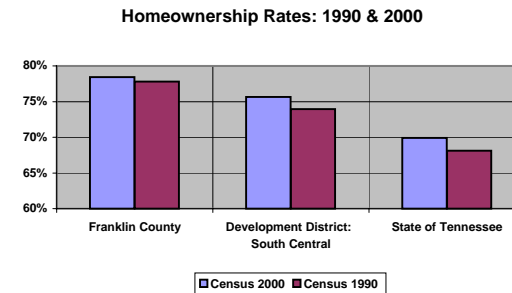
## Population and Housing Market Profiles: Franklin County

	Franklin County	Development District: South Central	State of Tennessee
<b>POPULATION</b>			
<i>Census 2000 Population</i>	39,270	385,723	5,689,283
<i>1990-2000 Population Growth Rate</i>	13.1%	19.7%	16.7%
<b>MINORITY POPULATION</b>			
<b>African American population</b>			
<i>Census 2000</i>	2,276	29,274	953,349
<i>1990-2000 Growth Rate</i>	8.6%	17.6%	22.5%
<b>Asian &amp; Pacific Islander population</b>			
<i>Census 2000</i>	242	2,038	73,505
<i>1990-2000 Growth Rate</i>	154.7%	118.0%	130.9%
<b>Hispanic population</b>			
<i>Census 2000</i>	620	9,105	123,838
<i>1990-2000 Growth Rate</i>	231.6%	450.2%	278.2%
<b>HOUSING UNITS &amp; VACANCY</b>			
<b>Ownership Units</b>			
<i>Census 2000</i>	11,770	111,887	1,561,363
<i>Ownership Units Growth Rate</i>	20.0%	24.9%	24.3%
<i>Owner Market Vacancy rates</i>	2.1	1.3 to 3	2.0
<b>Rental Units</b>			
<i>Census 2000</i>	3,233	35,985	671,542
<i>Rental Units Growth Rate</i>	15.3%	14.0%	14.3%
<i>Renter Market Vacancy rates</i>	9	5.9 to 11.7	8.8
<b>AGE OF HOUSING STOCK</b>			
<i>Percent of units built before 1960</i>	23.9%	26.9%	25.4%
<i>Percent of units built after 1990</i>	27.2%	25.2%	23.5%



## Population and Housing Market Profiles: Franklin County

	Franklin County	Development District: South Central	State of Tennessee
<b>HOME OWNERSHIP RATES</b>			
<i>Census 2000</i>	78.5%	75.7%	69.9%
<i>Census 1990</i>	77.8%	74.0%	68.1%
<b>MINORITY HOMEOWNERSHIP RATES</b>			
<b>African American</b>			
<i>Census 2000</i>	66.0%	56.4%	50.5%
<i>Census 1990</i>	67.3%	54.7%	47.3%
<b>Asian &amp; Pacific Islander</b>			
<i>Census 2000</i>	57.1%	52.5%	50.3%
<i>Census 1990</i>	36.4%	45.9%	45.1%
<b>Hispanic</b>			
<i>Census 2000</i>	48.6%	37.6%	35.8%
<i>Census 1990</i>	51.1%	56.1%	48.6%
<b>1999 Income (2000 Census)</b>			
<i>Per Capita Income</i>	\$17,987	\$14,446 to \$19,365	\$19,393
<i>Median Household Income</i>	\$36,044	\$26,576 to \$41,591	\$36,360
<i>Median Family Income</i>	\$42,279	\$30,973 to \$48,010	\$43,517
<b>Income Growth during the 1990s</b>			
<i>Per Capita Income</i>	71%	N/A	58%
<i>Median Household Income</i>	54%	N/A	47%
<i>Median Family Income</i>	52%	N/A	47%
<b>Poverty Status in 2000</b>			
<i>Persons below Poverty Level</i>	4,953	48,579	746,789
<i>Families below Poverty Level</i>	1,080	10,638	160,717
<i>% of Persons below Poverty Level</i>	13.2%	12.9%	13.5%



### Population and Housing Market Profiles: Franklin County

	Franklin County	Development District: South Central	State of Tennessee
<b>Home Values &amp; Owner Cost Burden</b>			
<i>2000 median home value</i>	\$82,600	\$56,600 to \$96,800	\$93,000
<i>1990-00 increase in home value</i>	72.4%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	17.1%	17.9%	19.9%
<i>Owner-cost Over 37 percent of income</i>	12.6%	13.1%	14.5%
<b>Gross Rent &amp; Rent Burden</b>			
<i>2000 median Gross Rent</i>	\$439	\$322 to \$514	\$505
<i>1990-00 increase in Gross Rent</i>	48.3%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	35.4%	34.6%	37.9%
<i>Gross Rent Over 37 percent of income</i>	26.1%	27.1%	30.2%
<b>Units with Other Housing Problems</b>			
<i>Lacking complete plumbing facilities</i>	94	1,259	14,340
<i>Lacking complete kitchen facilities</i>	81	1,043	13,324
<i>Over crowding (over 1 person per room)</i>	298	3,844	61,191
<b>House Heating Fuel Used in 2000</b>			
<i>Electricity</i>	47.7%	45.5%	52.1%
<i>Utility Gas</i>	27.1%	30.8%	36.0%
<i>Bottled or LP Gas</i>	20.7%	18.1%	7.2%
<b>Recent Movers (2000 Census)</b>			
<i>Moved into the unit in 1999 or later</i>	16.9%	18.6%	20.7%
<i>Moved into the unit in 1995 or later</i>	43.1%	45.4%	49.6%
<i>Moved into the unit in 1990 or later</i>	59.6%	62.5%	65.7%
<b>Mobile Home Units (2000 Census)</b>			
	2,411	27,279	268,876

